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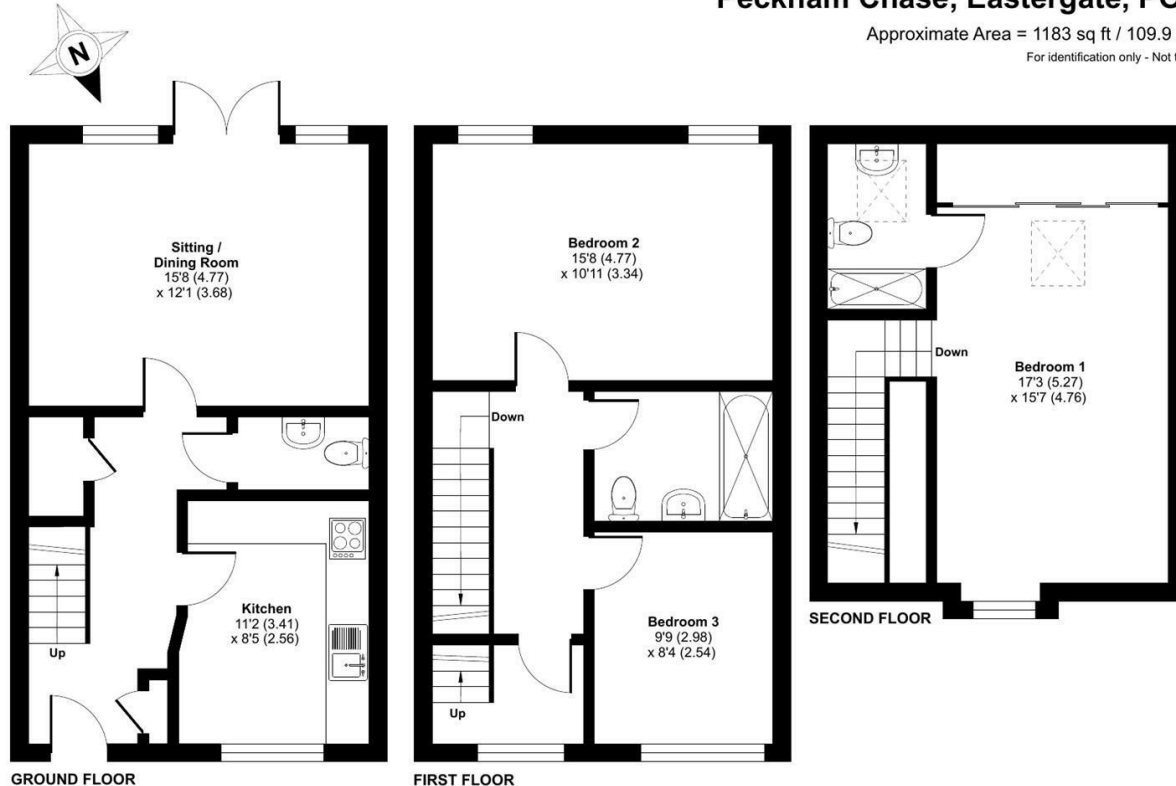
Sims Williams

7 PECKHAM CHASE, EASTERGATE, PO20 3AR

# Peckham Chase, Eastergate, PO20

Approximate Area = 1183 sq ft / 109.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sims Williams. REF: 1162378



**WALBERTON OFFICE**

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# £410,000 Freehold

## 7, PECKHAM CHASE, EASTERGATE, PO20 3AR

- Semi-Detached Family House
- Stylish Fitted Kitchen
- Sitting/Dining Room
- Cloakroom/WC
- 3 Double Bedrooms
- Main with En-Suite Shower Room
- South Facing Rear Garden
- Driveway Parking for 3 Cars
- Vendor Suited

### EPC RATING

Current = B

Potential = A

### COUNCIL TAX BAND

Band = D

A beautifully presented, bright and spacious town house style semi-detached property, built by Taylor Wimpey in 2019 on the popular "Hedgerows" development.

The ground floor accommodation comprises entrance hall with cupboard and recess under the stairs, cloakroom and stairs to 1st floor.

The kitchen is fully fitted with integrated appliances, including gas hob, double oven, fridge/freezer, washer dryer and dishwasher. There is also space suitable for a bistro breakfast table and chairs.

The sitting room/dining room is a bright room with French double doors leading to outside.

On the first floor there are two good size double bedrooms and a good size bathroom with modern white suite. Door to potential study area with stairs leading to 2nd floor

On the 2nd floor, the main bedroom is a generous size with a feature vaulted ceiling, built-in wardrobe cupboards to one wall and en suite shower room.

Outside the private rear garden benefits from being south facing and is mainly laid to lawn with mature shrubs and trees. There is also a patio/entertaining area.

To the front there is an area of shingle with hedge borders and driveway to side with Tandem style off-road parking for three vehicles.

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### Directions

From the War Memorial at the bottom of Fontwell Avenue, head North taking the first turning on the left into Peckham Chase. Bear round to the left and the house will be found on the left hand side.



